CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA

December 17, 2024, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Roll Call:	Mayor Alice Patino, Councilmember Maribel Aguilera-Hernandez, Councilmember Mike Cordero, Councilmember Gloria Flores, Councilmember Carlos Escobedo
Members Absent:	Mayor Pro Tem Gloria Soto
Staff Present:	Director of Recreation & Parks Alex Posada, City Attorney Thomas Watson, City Manager David W. Rowlands, Assistant City Manager Chuen Wu, Interim Finance Director Xenia Bradford, Fire Chief Bradley Dandridge, Director of Public Works Brett Fulgoni, Interim Chief of Police Daniel Cohen, Library Director Dawn Jackson, Interim Director of Community Development Dana Eady, Director of Utilities Shad Springer, Chief Deputy City Clerk Donna Schwartz, Assistant City Clerk Alexandra Valadez

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CLOSED SESSION

1. CALL TO ORDER

At 5:00 p.m. Mayor Patino called the meeting to order.

ROLL CALL:

MEMBERS PRESENT:

Councilmembers Maribel Aguilera-Hernandez, Mike Cordero, Carlos Escobedo, and Mayor Alice Patino

MEMBERS ABSENT:

Mayor Pro Tem Gloria Soto.

STAFF MEMBERS PRESENT:

Interim City Manager Alex Posada and City Attorney Thomas Watson were present, along with Chief Deputy City Clerk Donna G. Schwartz.

2. PUBLIC COMMENT PERIOD

Mayor Patino opened public comment, there being none, closed public comment.

3. RECESS-CLOSED SESSION

At 5:00 p.m. Mayor Patino recessed to Closed Session.

3.a Conference with Labor Negotiators, Pursuant to California Government Code §54957.6

4. RECONVENE TO OPEN SESSION

OPEN SESSION - 5:30 P.M.

5. INVOCATION

Pastor Loren Hicks of Pacific Christian Church gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Cordero led the Pledge of Allegiance.

7. CALL TO ORDER

Mayor Patino convened the meeting and called the meeting to order at 5:35 p.m.

8. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION

City Attorney Watson reported that instructions were provided to the City's Labor Negotiators.

Light of the World Children's Choir sang.

9. PRESENTATIONS

9.a 2024 Lights, Sights, and Holiday Nights Award Winner Recognition

The City Council acknowledged the award winners of the 28th Annual "Lights, Sights, and Holiday Nights Holiday Decoration Contest" and extended its appreciation to all community members for their participation. Presentation was given by Director of Recreation & Parks Alex Posada.

10. CERTIFICATION OF ELECTION RESULTS & REORGANIZATION OF THE CITY COUNCIL

10.a Adoption of a Resolution Accepting the Santa Barbara County Clerk-Recorder's Certificate of the Results of the Official Canvass of the November 5, 2024, General Municipal Election and Reorganization of the City Council

Action: Adopted as Resolution No. 2024-146.

Moved by: Councilmember Cordero
Seconded by: Councilmember Aguilera-Hernandez

1. Adopt a Resolution reciting the fact of the General Municipal Election held on Tuesday, November 5, 2024, in conjunction with the Statewide General Election and accepting the Santa Barbara County Clerk-Recorder's Certificate of the Results of the official canvass; and
2. Follow standard procedures to reorganize the City Council.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

10.b Proclamation of Appreciation for City Councilmember Mike Cordero

The City Council presented a Proclamation honoring and commending City Councilmember Mike Cordero for his three terms of elected City Council service, and numerous contributions to the community.

After receiving a Proclamation of Appreciation, City Councilmember Mike Cordero presented his AB 1234 Report. He shared his participation in PG&E's Safety and Innovation Luncheon, a United Way event, the ribbon-cutting ceremony for Capuno Lutong, the Community Tree Lighting Event, the Santa Maria Parade of Lights, the SMPD Badge Pinning Ceremony, and the 3CE Board Meeting.

Councilmember Cordero vacated his seat after this item and did not participate in the remainder of this meeting.

10.c Oaths of Office.

The oath of office was administered to elected Mayor Alice M. Patino by her granddaughter Gabriella Patino, elected Councilmember Carlos Escobedo by Chief Deputy City Clerk Donna Schwartz, and elected Councilmember Gloria Flores by San Luis Obispo District Attorney Dan Dow. Elected City Clerk Patti Rodriguez was not present at the meeting to receive her oath.

10.d Reorganization of the City Council.

11. SHORT RECESS - 15 MINUTES

12. RECONVENE THE REGULAR MEETING - CALL TO ORDER

Mayor Patino reconvened the regular session meeting at 6:37 p.m.

ROLL CALL:

MEMBERS PRESENT:

Councilmembers Maribel Aguilera-Hernandez, Carlos Escobedo, Gloria Flores, and Mayor Alice Patino

MEMBERS ABSENT:

Mayor Pro Tem Gloria Soto.

13. PUBLIC COMMENT PERIOD (Not to exceed 15 Minutes)

Mayor Patino invited public comment. Speaking from the public was Andrew Klein, Gary Hall, and Mary Jacka.

14. CONSENT CALENDAR

Consent Calendar Items 14.a.1 through 14.g.1 were approved as presented, including the adoption of Resolution Nos. 2024-147, 2024-148, 2024-149, 2024-150 and Ordinance Nos. 2024-06 and 2024-07. The recorded vote appears with each item below.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted the Consent Calendar as submitted.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

14.a CITY MANAGER/CITY CLERK DEPARTMENT

14.a.1 Ordinances and Resolutions

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Waived the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Motion carried by a recorded vote

14.a.2 Approval of Minutes

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Approved the Minutes of the regular City Council meeting of November 19, 2024.

Motion carried by a recorded vote

14.a.3 Adoption of a Resolution Approving an Amendment to the City's Comprehensive Schematic Pay Schedule and Updates to the Classification of Graphics Technician

Action: Adopted as Resolution No. 2024-147.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution approving a Comprehensive Schematic Pay Schedule to implement the following salary and classification changes:

A. Implementation of a previously approved salary adjustment for the Service Employees International Union Local 620 (SEIU), Non-represented Management and Confidential Employees, and Public Safety Managers, effective December 28, 2024; and

B. Implement pay changes to address the new 2025 minimum wage requirements of $16.50 per hour for the State of California; and

C. Approve the reclassification of full-time Graphics Technician classification

Motion carried by a recorded vote

14.b COMMUNITY DEVELOPMENT DEPARTMENT

14.b.1 Second Reading and Adoption of Ordinance No. 2024-06 Amending the Official Zoning Map for Santa Maria Public Airport District Project at 1494 Fairway Drive

Action: Adopted as Ordinance No. 2024-06.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Conducted the second reading and adopted Ordinance No. 2024-06 amending the Official Zoning Map for 6.95 acres located at 1494 Fairway Drive from OS (Open Space) to PD/M-1 (Planned Development / Light Manufacturing) zoning district.

Motion carried by a recorded vote

14.b.2 Second Reading and Adoption of Ordinance No. 2024-07 Pre-Zoning Approximately 43.75 Acres for the Richards Ranch Annexation project

Action: Adopted as Ordinance No. 2024-07.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Conducted the second reading and adopted Ordinance No. 2024-07 Pre-Zoning approximately 43.75 acres located in the unincorporated area of Santa Barbara County from Retail Commercial (C-2) to Planned Development/General Commercial (PD/C-2) on 16.35 acres and Planned Development / High Density Residential (PD/R-3) on 27.4 acres.

Motion carried by a recorded vote

14.c FINANCE DEPARTMENT

14.c.1 Payment of Warrants

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Order ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

14.c.2 Payment of Payroll

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Order ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

14.c.3 Receive and File the Growth Mitigation Annual Compliance Report – AB 1600.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Received, reviewed, and filed the Growth Mitigation Annual Compliance Report.

Motion carried by a recorded vote

14.d FIRE DEPARTMENT

14.d.1 Adoption of a Resolution Acknowledging Receipt of the Annual Fire Inspection Report per Senate Bill 1205

Action: Adopted as Resolution No. 2024-148.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution acknowledging receipt of the annual report for the period of July 1, 2023, through June 30, 2024, for fire inspections of certain occupancies as required by Senate Bill 1205 pursuant to California Health and Safety Code Sections 13146.2, 13146.3, and 13146.4.

Motion carried by a recorded vote

14.e POLICE DEPARTMENT

14.e.1 Adoption of a Resolution Approving the Donation of a Surplus Police K9 Vehicle

Action: Adopted as Resolution No. 2024-149.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution declaring a 2014 Ford Explorer K9 Vehicle, Asset Number F3419-14 (license 1426441), as surplus property and approving its donation to the Santa Maria Firefighters Benevolent Foundation.

Motion carried by a recorded vote

14.f PUBLIC WORKS DEPARTMENT

14.f.1 Adoption of a Resolution to Execute a Purchase and Sales Agreement for Police Department Parking Lot Expansion

Action: Adopted as Resolution No. 2024-150.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution authorizing the City Manager, or designee, to execute a Purchase and Sale Agreement for the acquisition of certain Real Property, and improvements, commonly referred to as Lot 20 of Tract No. 6008 in the City of Santa Maria.

Motion carried by a recorded vote

14.g RECREATION & PARKS DEPARTMENT

14.g.1 Adoption of a Resolution Approving an Application for 2024 Whale Tail Grant

Action: Adopted as Resolution No. 2024-151.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution approving the application for Whale Tail Grant Program funding from the California Coastal Commission.

Motion carried by a recorded vote

15. PUBLIC HEARING

15.a Tax And Equity Fiscal Responsibility Act (TEFRA) Regarding Centennial Gardens Apartments

The City Council conducted a public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act and the Internal Revenue Code of 1986. The staff report was given by Interim Director of Finance Xenia Bradford.

Mayor Patino opened the public hearing, there being no requests to speak, it was immediately closed at 6:49 p.m.

Action: Adopted as Resolution No. 2024-152.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution of the City Council of the City of Santa Maria, California, approving the issuance of exempt facility bonds by the California Statewide Communities Development Authority to provide financing for the acquisition, construction, and development of a 160-unit multifamily rental housing project generally known as Centennial Gardens Apartments.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

15.b Adoption of Resolutions and an Ordinance for the Bellecrest Senior Residences Project at 1571 East Main Street

The City Council considered the Bellecrest Senior Residences General Plan Land Use and Zoning Map Amendment (GPZ2022-0003), Tentative Tract Map (TR2022-0007), and Planned Development Permit (PD2022-0008) located at 1571 East Main Street. Staff report given by Interim Director of Community Development Dana Eady. A presentation was also given by the applicant representative Brian Schwartz.

Mayor Patino opened the public hearing at 7:14 p.m.

Speaking from the public was Christian Broce and Michael Stoltey.

Mayor Patino closed the public hearing at 7:19 p.m.

Action: Adopted as Resolution 2024-153.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

1. Adopted a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Land Use Map Amendment, Zone Change, Tentative Tract Map and Planned Development Permit for Bellecrest Senior Residences, located at 1571 East Main Street; and

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

Action: Adopted as Resolution 2024-154.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

2. Adopted a Resolution amending the General Plan Land Use Policy Map for 14.43 acres (net) from LWDR-4 (Single Family Lower Density Residential) to MDR-12 (Medium Density Residential); and

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

Action: Introduced as Ordinance No. 2024-08.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

3. Introduced for first reading, and continued to a future meeting, an Ordinance amending the Official Zoning Map for 14.43 acres (net) located at 1571 East Main Street from PD/R-1 (Planned Development/Single Family Residential) Zone District to PD/R-2 (Planned Development/Medium Density Residential) Zone District; and

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

Action: Adopted as Resolution No. 2024-155.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

4. Adopt a Resolution approving the Tentative Tract Map, Tract 6040, TR2022-0007; and

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

Action: Adopted as Resolution No. 2024-156.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

5. Adopt a Resolution approving the Planned Development Permit PD2022-0008.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

16. REGULAR BUSINESS

16.a Adoption of Resolution Approving 2025 Meeting Schedule for City Council and City of Santa Maria Boards, Commissions, and Committees

Action: Adopted as Resolution No. 2024-157.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Escobedo

Adopted a Resolution approving 2025 Meeting Schedule for City Council and City of Santa Maria Boards, Commissions, and Committees with the addition of a summer recess to omit meetings on July 15, 2025, and August 19, 2024.

For (4): Mayor Patino, Councilmember Aguilera-Hernandez, Councilmember Gloria Flores, and Councilmember Escobedo

Absent (1): Mayor Pro Tem Councilmember Soto

Motion carried by a recorded vote (4 to 0)

17. REPORT BY CITY MANAGER

City Manager Rowlands reported the City's closure dates for December 25, 2024, and January 1, 2025. He also shared that the next City Council meeting is scheduled for January 21, 2025. The agenda will feature a presentation of the Chamber of Commerce Annual Report, appointments to outside boards, annual appointments to various boards and commissions, a report on the formation of the Santa Barbara County Winery Business Improvement District, a quarterly update on the Homeless Encampment Response, the potential selection of a Mayor Pro Tem, and a closed session to discuss negotiations.

18. ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)

Councilmember Escobedo reported that he attended Chief Marc Schneider's Send-Off Luncheon, Railroad Project Infosession, Planning Commission Meeting, Thanksgiving Basket Brigade, Community Tree Lighting, and the Santa Maria Parade of Lights.

Councilmember Aguilera-Hernandez reported that she attended Chief Marc Schneider's Send-Off Luncheon, Thanksgiving Basket Brigade, Willie Galvan's Funeral, Econalliance Board Meeting, Santa Maria Legal Professionals Luncheon, Community Tree Lighting, Santa Maria Parade of Lights, SMPD Badge Pinning Ceremony, Public Works BBQ, Women Lawyers Association Meeting, and Klein Dance Arts at Ethel Pope Auditorium.

Councilmember Soto was not present to report.

Mayor Patino reported that she attended the Marian Foundation Board Meeting, Allan Hancock College Student Health Center Grand Opening, SCAG Monthly Board Meeting, Chief Marc Schneider's Send-Off Luncheon, California Alliance of Local Electeds Meeting, Special APCD Board Meeting, Community Tree Lighting, and the Santa Maria Parade of Lights.

19. ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:32 p.m. in remembrance of civic leader Willie Galvan and former SMPD member Mike Miranda.

Chief Deputy City Clerk

Alice M. Patino, Mayor